



Los Angeles Grand Avenue Authority



Board of Directors

Hon. Gloria Molina, Chair
Hon. Jan Perry, Vice Chair
William T Fujioka, Secretary
Cal Hollis
Dale Bonner, Ex Officio

DECEMBER 6, 2010 MINUTES

The thirty-fourth meeting of the Los Angeles Grand Avenue Authority was held December 6, 2010, at the Kenneth Hahn Hall of Administration, Room 864, 500 West Temple Street, Los Angeles, CA.

CALL TO ORDER

Vice Chairperson Jan Perry called the meeting to order at 10:04 a.m. The following Directors were present constituting a quorum of the JPA Board:

Honorable Jan Perry, Ninth District Councilmember, City of Los Angeles
William T Fujioka, Chief Executive Officer, County of Los Angeles
Cal Hollis, Chief Operating Officer, Community Redevelopment Agency
Dale Bonner, Ex-Officio

APPROVAL OF THE AUGUST 23, 2010 MINUTES

On motion of Director Fujioka, seconded by Director Hollis and unanimously carried, the JPA Board approved the August 23, 2010 minutes as submitted.

ELECTION OF OFFICERS

Election of Chair: On motion of Director Fujioka, seconded by Director Hollis and unanimously carried, the JPA Board re-elected Honorable Gloria Molina as Chair.

Election of Vice-Chair: On motion of Director Fujioka, seconded by Director Hollis and unanimously carried, the JPA Board re-elected Honorable Jan Perry as Vice Chair.

Election of Secretary: On motion of Director Perry, seconded by Director Hollis and unanimously carried, the JPA Board re-elected William T Fujioka as Secretary

**NOTICE OF CLOSED SESSION: CONFERENCE WITH REAL PROPERTY
NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

Property: Parcels Q, W-2, L and M-2 of the Bunker Hill Urban Renewal Project Area and the Park Parcel

JPA Real Property Negotiator: Grand Avenue Committee, Inc., Nelson Rising, Antonia Hernandez, Ayahlushim Hammond, Gerry Hertzberg, David Riccitiello, Dawn McDivitt, Greg Fischer, Martha Welborne, Paul Rutter, Thomas Webber, Richard Volpert

Negotiating Parties: Grand Avenue L.A., LLC

Under Negotiation: Price and Terms

The JPA Board tabled the matter for discussion. Later in the meeting, by common consent, there being no objection, the item was continued to the next meeting.

GRAND AVENUE PROJECT STATUS REPORT – MARTHA WELBORNE

Martha Welborne, Managing Director of the Grand Avenue Committee reported Related Company continues to make payments and provide updates. A handout with information on the parks progress was distributed. A walkthrough for Members can be requested by contacting Barry Widen.

UPDATE ON CIVIC PARK CONSTRUCTION - BARRY WIDEN

Barry Widen, Related Company, reported the park development agreement is working well and is on schedule and on budget.

**CIVIC PARK CHANGE ORDER NO. 4, INCLUDING THE BLOCK 4 ADA PARKING LOT
AND THE REVISION TO THE BLOCK 4 CRIMINAL COURTS BUILDING GARAGE
RAMP – BARRY WIDEN**

Martha Welborne reported this change order relocates 88 parking spaces in Block 4 and changes the ramp leading to the judges parking in the criminal courts building. This change order in the amount of \$898,491 was not included in the original bid however it was anticipated from the start and is within budget.

On motion of Director Fujioka, seconded by Director Hollis and unanimously carried, the JPA Board approved Civic Park Change Order No. 4.

AMENDMENT TO EXTENSION AGREEMENT, PHASE I – MARTHA WELBORNE

Martha Welborne reported the Developer submitted a request to extend the construction start date to February 15, 2013 and attested construction financing is not available.

As part of the terms of the 2009 Extension Agreement, the Developer remains obligated to make quarterly payments of \$25,000. As of February 16, 2011 the quarterly payments would increase to \$50,000. The developer would also remain obligated to pay \$250,000

per month from February 15, 2009 through February 15, 2011 or until the start of construction. They are not obligated to go beyond February 15, 2011 however; this further extension would result in an additional \$1,000,000 dollars at the start of construction.

Paul Novak, representing Supervisor Michael D. Antonovich chose to defer comments in opposition of this item based on the JPA Board's discussion to continue the item.

After discussion, on motion of Director Fujioka, seconded by Jan Perry, the JPA Board continued this item to the next meeting.

EXTENSION OF SCHEMATIC DESIGN SUBMISSION FOR PHASE II – MARTHA WELBORNE

Martha Welborne reported the Schematic Design Submission for Phase II is due December 15, 2010 based on the 90 day extension granted on September 15, 2009. The preference of the CRA is to further extend the due date to February 28, 2011, allowing the Developer to continue to work on the conceptual design work for Phase II to determine if any construction can be accelerated.

David Riccitiello, Regional Administrator of the Community Redevelopment Agency of the City of Los Angeles, provided a brief overview of schematic design for Phase II and added that granting an extension to February 28, 2011 would allow time to provide a refined design concept and a refined financing plan, resulting in a definitive scheduled performance for the construction project. Director Fujioka stressed the importance of all parties adhering to the deadlines.

After discussion, by common consent, there being no objection, the JPA Board approved the Extension of the Schematic Design Submission for Phase II to February 28, 2011.

PUBLIC COMMENT

No members of the public addressed the JPA Board.

DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF NEXT MEETING – MARTHA WELBORNE

Ms. Welborne stated the next JPA meeting is anticipated in January. The agenda will include this meetings continued items, the schematic design of the Broad Museum and the Committee's budget for the next six months.

ADJOURNMENT

There being no further business, Director Perry adjourned the meeting at 10:16 a.m.